

PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyia.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Taylor Beswick, Planning and Development Specialist

Date: September 8, 2020

Re: Planning and Zoning Commission recommendation to approve the Preliminary Plat of Field's Edge Addition, an eight (8) lot residential Major Subdivision located in part of SW¹/₄NW¹/₄ of Section 7, Pleasant Valley Township.

This Preliminary Plat for Field's Edge Addition was submitted for the September 1, 2020 Planning and Zoning Commission meeting. This is a resubmission by the applicant Ryan Dolan DBA Edgebrooke Homes. On July 7th the Planning and Zoning Commission voted 4-1 to recommend denial without prejudice due to concerns with the lack of erosion control. On July 23rd in accordance with the Planning and Zoning Commission's recommendation, the Board of Supervisors voted unanimously to deny the Preliminary Plat of Field's Edge Addition.

At the July 7th Planning and Zoning Commission meeting, the Planning Commission recommended the Board deny the Preliminary Plat without prejudice to allow an erosion control plan to be prepared by a professional engineer and for those temporary erosion control measures to be put in place prior to this Preliminary Plat being resubmitted to the Planning Commission. This was due to the previously expressed concerns from neighboring property owners with erosion and sediment runoff from areas on the property that had been graded and filled by the applicant.

Included with the resubmittal of the Preliminary Plat for Field's Edge Addition is a Stormwater Pollution Prevention Plan, an Erosion Control Plan, and Erosion Control Plan details. These plans have been distributed to the Commissioners and County Departments for review.

Staff has visited the development site recently and observed silt fencing installed at the site. Also of note, significant grading is currently occurring on 40-plus acres of property proposed for a single-family residential development in the City of Bettendorf. This property is located directly west of the Field's Edge Development, across Criswell Street, and drains into the same unnamed water source as the Field's Edge Addition development.

The County Engineer has reviewed the Stormwater Prevention Plan and the Erosion Control Plan and notes the Erosion Control Plan requires the contractor to inspect the erosion control devices on a weekly basis and after each rainfall. The County Engineer is requesting that copies of the contractor erosion reports be submitted to her office on a weekly basis.

The County Engineer also notes the temporary turnaround is not acceptable as shown on the Preliminary Plat. The hammerhead design is acceptable, but requires a hard surface. Gravel is not acceptable.

No members of the public spoke for or against the application during the meeting. No additional comments have been received at this time from the other departments, agencies, or the public. The applicant was present at the Commission's public hearing to answer any questions from the Commission.

PLANNING COMMISSION RECOMMENDATION: **The Planning Commission recommends approval of the Preliminary Plat of Field's Edge Addition with the following seven (7) conditions:**

- 1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;**
- 2. The private covenants include provision for road maintenance of the private road;**
- 3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;**
- 4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;**
- 5. The applicant submit weekly erosion control performance reports to the County Engineer;**
- 6. The temporary hammerhead turnaround be constructed with an approved hard surface; and**
- 7. The applicant and staff examine the possibility of including in the private covenants, a condition waiving the right to protest annexation into the City of Bettendorf.**

Vote: (4-0)

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To: Planning & Zoning Commission

From: Taylor Beswick, Planning & Development Specialist

Date: August 27, 2020

Re: Staff Review and Recommendation for the Resubmittal of the Preliminary Plat of Field's Edge Addition

Ryan Dolan DBA Edgebrooke Homes has resubmitted a Preliminary Plat for a Major Subdivision known as Field's Edge Addition. On July 7th the Planning and Zoning Commission voted 4-1 to recommend denial without prejudice due to concerns with the lack of erosion control. On July 23rd in accordance with the Planning and Zoning Commission's recommendation, the Board of Supervisors voted unanimously to deny the Preliminary Plat of Field's Edge Addition.

Included with the resubmittal of the Preliminary Plat for Field's Edge Addition is a Stormwater Pollution Prevention Plan, an Erosion Control Plan, and Erosion Control Plan details. These plans have been distributed to the Commissioners and County Departments for review.

Staff has visited the development site recently and observed silt fencing installed at the site. Also of note, significant grading is currently occurring on 40-plus acres of property proposed for a single-family residential development in the City of Bettendorf. This property is located directly west of the Field's Edge Development, across Criswell Street, and drains into the same unnamed water source as the Field's Edge Addition development.

The County Engineer has reviewed the Stormwater Prevention Plan and the Erosion Control Plan and notes the Erosion Control Plan requires the contractor to inspect the erosion control devices on a weekly basis and after each rainfall. The County Engineer is requesting that copies of the contractor erosion reports be submitted to her office on a weekly basis.

The County Engineer also notes the temporary turnaround is not acceptable as shown on the Preliminary Plat. The hammerhead design is acceptable, but requires a hard surface. Gravel is not acceptable.

No additional comments have been received at this time from the other departments, agencies, or the public.

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RECOMMENDATION: Staff recommends that the Preliminary Plat of Field's Edge Addition be approved with the following six (6) conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
2. The private covenants include provision for road maintenance of the private road;
3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;
4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;
5. The applicant submit weekly erosion control performance reports to the County Engineer; and
6. The temporary hammerhead turnaround be constructed with an approved hard surface.

Submitted by:
Taylor Beswick,
August 27, 2020

Site Photo 1 / 3 : Silt Fencing Along South Property



Field's Edge Addition Preliminary Plat Site Photos - 09/01/2020 P&Z Meeting

Site Photo 2 / 3 : Grading at Bettendorf R-1 Site



Site Photo 3 / 3 : Grading at Bettendorf R-1 Site



PRELIMINARY PLAT OF FIELDS EDGE ADDITION SCOTT COUNTY, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.

0 50
0 10 25 50
(SCALE : 1" = 50')
(APRIL 22, 2020)
(REVISED APRIL 28, 2020)
(SCOTT COUNTY COMMENTS)
(REVISED MAY 11, 2020)
(CITY OF BETTENDORF COMMENTS)
(REVISED MAY 29, 2020)
(SCOTT COUNTY COMMENTS)

OWNER - DEVELOPER
EDGEBROOKE HOMES LLC
P.O. BOX 944
BETTENDORF, IOWA 52722
PHONE NO: (563) 449 - 2061
ATTN: RYAN DOLAN

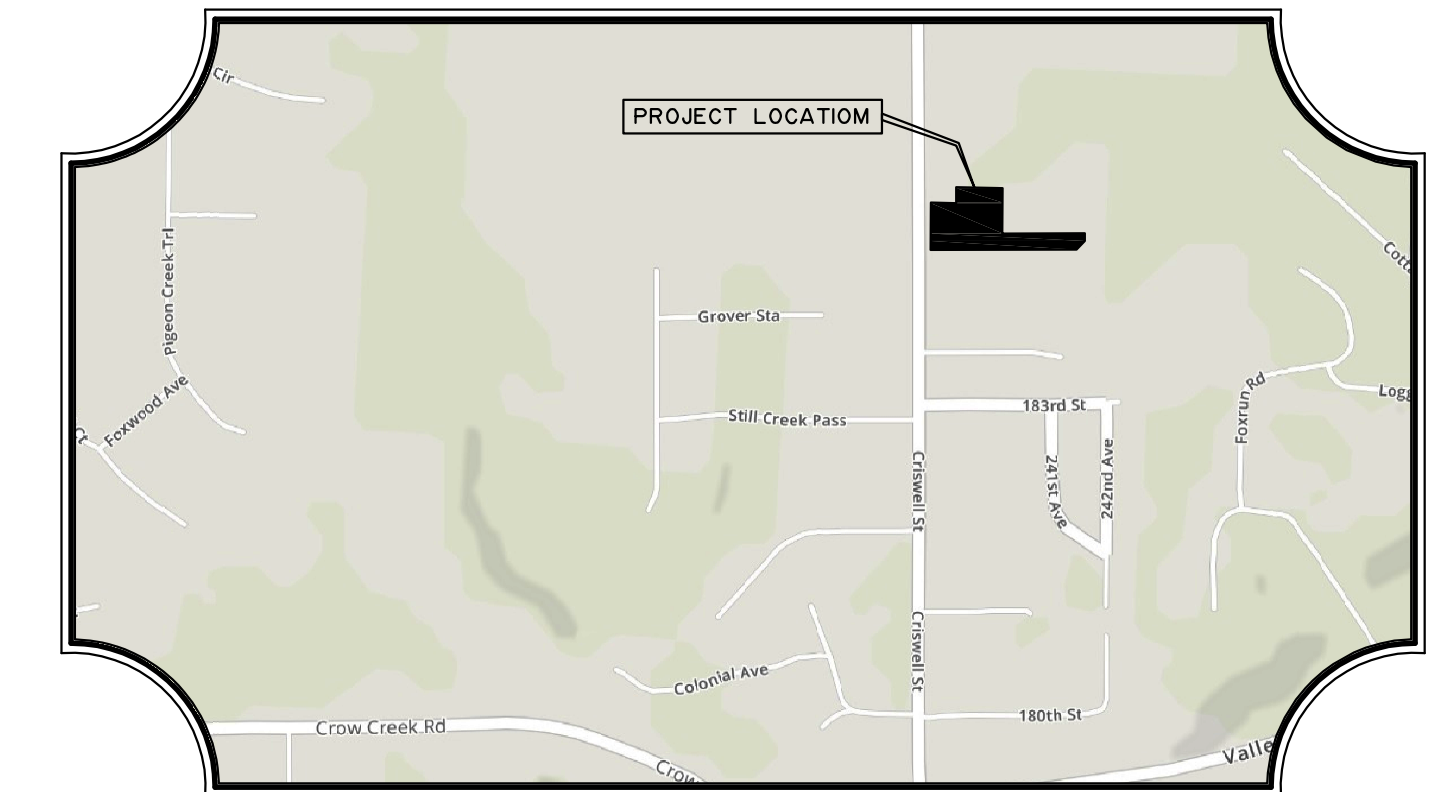
LEANN WINGER
SHERRY SCOTT
(ZONED R-1 COUNTY)

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 7, Township 78 North, Range 5 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:
Commencing at the southwest corner of the Northwest Quarter of said Section 7, said point being the POINT OF BEGINNING of the tract of land hereinafter described.
thence North 02°-01'-05" West 403.00 feet along the west line of the Northwest Quarter of said Section 7;
thence North 88°-00'-10" East 237.95 feet;
thence North 01°-59'-50" West 147.00 feet;
thence North 88°-00'-10" East 384.00 feet;
thence South 02°-04'-45" East 410.25 feet;
thence North 87°-28'-45" East 703.50 feet;
thence South 01°-58'-55" East 64.22 feet;
thence South 42°-49'-45" West 104.43 feet to a point on the south line of the Northwest Quarter of said Section 7;
thence South 87°-38'-25" West 1252.24 feet along the south line of the Northwest Quarter of said Section 7 to the point of beginning.
Containing 9.17 acres, more or less.

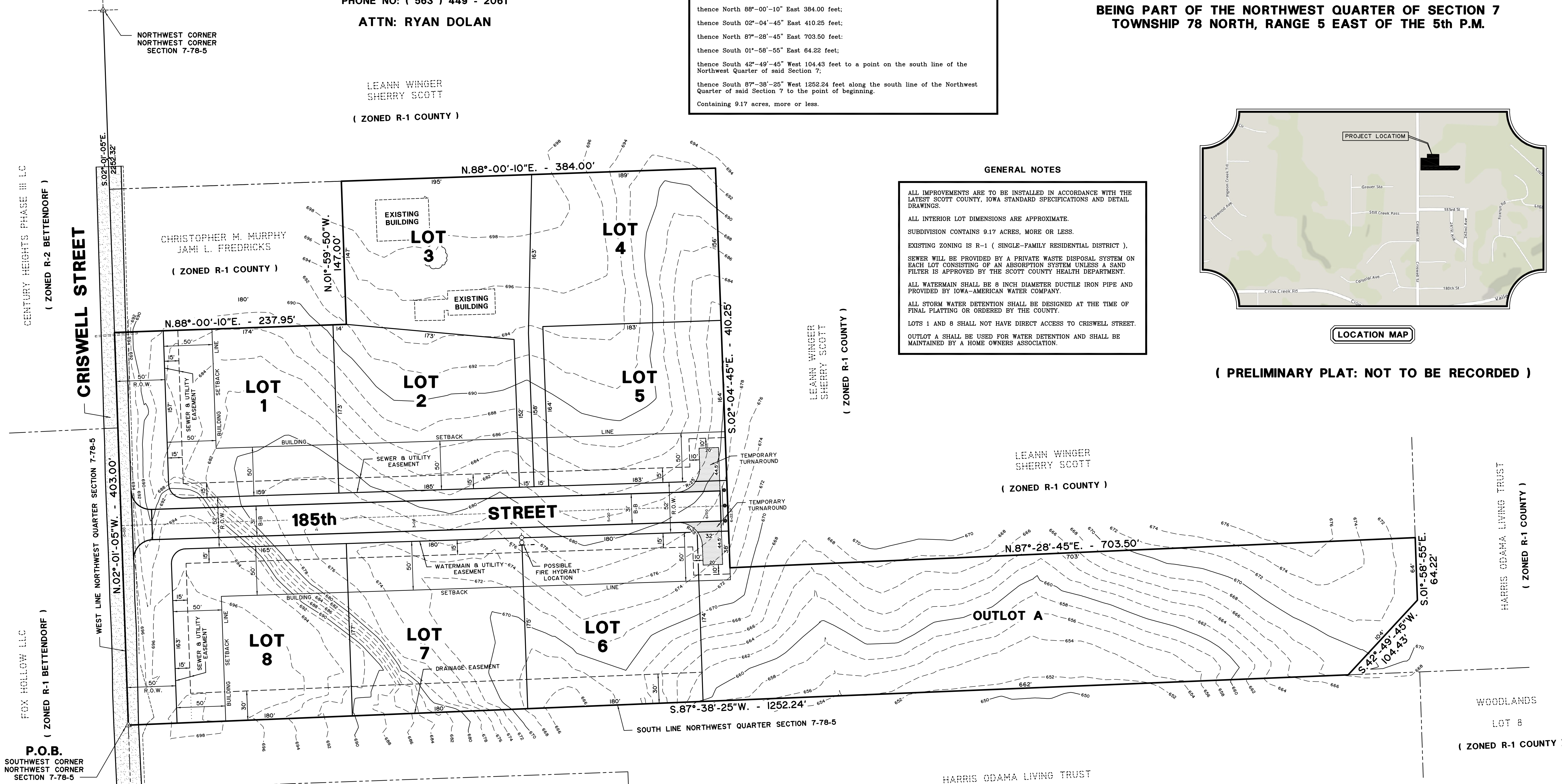
GENERAL NOTES

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.
SUBDIVISION CONTAINS 9.17 ACRES, MORE OR LESS.
EXISTING ZONING IS R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT).
SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF AN ABSORPTION SYSTEM UNLESS A SAND FILTER IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.
ALL WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE AND PROVIDED BY IOWA-AMERICAN WATER COMPANY.
ALL STORM WATER DETENTION SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING OR ORDERED BY THE COUNTY.
LOTS 1 AND 8 SHALL NOT HAVE DIRECT ACCESS TO CRISWELL STREET.
OUTLOT A SHALL BE USED FOR WATER DETENTION AND SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.



LOCATION MAP

(PRELIMINARY PLAT: NOT TO BE RECORDED)



LEANN WINGER
SHERRY SCOTT
(ZONED R-1 COUNTY)

LOT AREAS		
NO.	SQUARE FEET,±	ACRES,±
1	30,000	0.7
2	30,170	0.7
3	32,555	0.7
4	32,635	0.7
5	30,000	0.7
6	31,425	0.7
7	31,700	0.7
8	31,930	0.7
-	-	-
A	99,170	2.3

SURVEYOR
DAVID L. MEYER
KLINGNER & ASSOCIATES, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807

PREPARED BY
KLINGNER & ASSOCIATES, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY THE BOARD OF SUPERVISORS ON _____ DATE _____ _____ SCOTT COUNTY AUDITOR
--

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS

September 17, 2020

APPROVING THE PRELIMINARY PLAT OF FIELDS EDGE ADDITION

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 17th day of September, 2020 considered the Preliminary Plat of Field's Edge Addition, a nine (9) lot residential subdivision, in part of the SW¹/₄NW¹/₄ of Section 7, 78 North, Range 5 East of the 5th Principal Meridian (Pleasant Valley Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the preliminary plat of said subdivision with the conditions that:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
2. The private covenants include provision for road maintenance of the private road;
3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;
4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;
5. The applicant submit weekly erosion control performance reports to the County Engineer;
6. The temporary hammerhead turnaround be constructed with an approved hard surface; and
7. The applicant and staff examine the possibility of including in the private covenants, a condition waiving the right to protest annexation into the City of Bettendorf.

Section 2. This resolution shall take effect immediately.